

BOARD OF APPEAL REFERRALS

SEPTEMBER 3, 1981

1. Z-5324 Gainsboro Corporation
291-303A Huntington Avenue, Boston
2. Z-5325 Sally B. Wyner
500-504 Commonwealth Avenue, Boston
3. Z-5326 Pal Oil Co., Inc.
24-26 Hichborn Street, Brighton
4. Z-5329-5330 Suffolk University & St. James Development Corp.
45-47 Nt. Vernon Street, Boston
5. Z-5333 Francis J. Mello
35 Brookley Road, Jamaica Plain
6. Z-5337 Texaco USA
705 VFW Parkway, Westbury
7. Z-5340 Maregan Manor, Inc.
131 Hancock Street, Dorchester
8. Z-5365 City of Boston & A B & W, Inc. (Lessee)
155-157 Washington Street, Dorchester

MEMORANDUM

SEPTEMBER 3, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/15/81

Z-5324
Gainsboro Corp.
291-303a Huntington Avenue, Boston
at Gainsboro Street

3 1/2-story structure.

District(s):	apartment_____	general business B-2_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from ten apartments, stores, studio and restaurant to twelve apartments, stores, studio, restaurant and educational uses.

Violation(s):
Section

- 8-7. Any dwelling converted for more families which does not meet the requirements of open space is forbidden in a B-2 District.
- 8-7. A college or university is conditional in a B-2 District.
- 17-1. Open space is insufficient.

Proposed change would provide for New England Conservatory of Music occupancy of up to one half of the building for educational uses, which is compatible with Huntington Avenue's mixed commercial/institutional character. Existing residents will be allowed to remain, and commercial uses will continue on the Huntington Avenue street level. Recommend approval with provisos.

VOTED: In reference to Petition Z-5324, brought by Gainsboro Corp., 291-303a Huntington Avenue, Boston, for a forbidden use, conditional use and variance for change of occupancy from ten apartments, stores, studio and restaurant to twelve apartments, stores, studio, restaurant and educational uses in a General Business (B-2) District, the Boston Redevelopment Authority recommends approval with provisos that petitioner allow existing residential tenants to remain, existing commercial leases to continue, and Huntington Avenue street level commercial character to be retained; that Authority be satisfied as to taxable status of building; and that any exterior changes to the structure be subject to design review. School use is compatible with commercial/institutional area.

291-303A HUNTINGTON AVE.
(B.P.)

291-303A HUNTINGTON AVE.
(B.P.)

Z-5325

Sally B. Wyner

500-504 Commonwealth Ave., Boston
at Graham St.

Hearing: 9/15/81.

Two-story structure.

District(s): apartment _____ general business B-4 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from restaurant and offices to
restaurant and school.

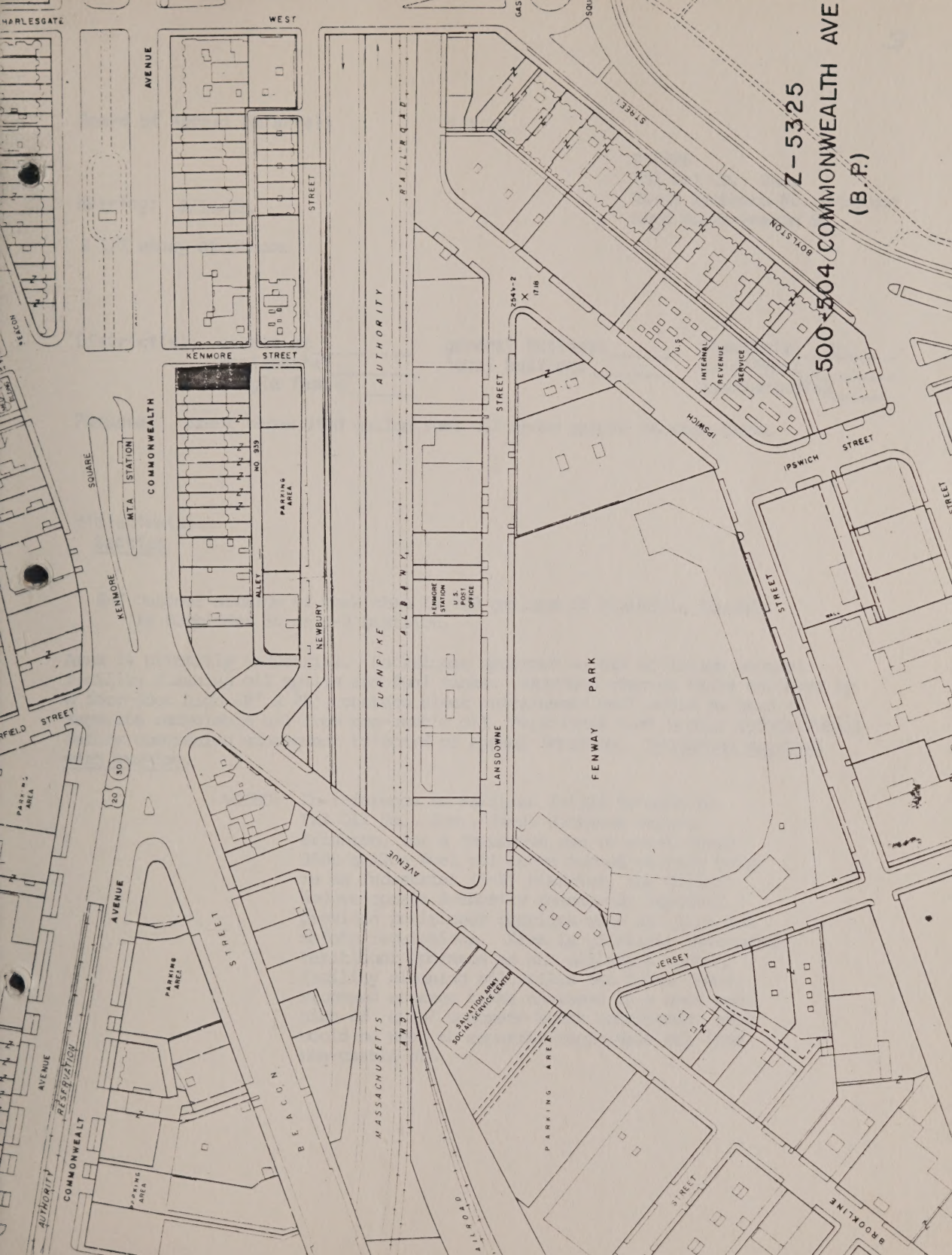
Violation(s):
Section

8-7 Professional school is conditional in a B-4 District.

Proposed "New England School of Dealing" would train people to be professional
croupiers. Number of students attending at one time will not exceed 78.

The proposed educational use is inappropriate. Recommend denial.

VOTED: In reference to Petition Z-5325, brought
by Sally B. Wyner, 500-504 Commonwealth
Ave., Boston, for a conditional use for
change of occupancy from restaurant and
offices to restaurant and school in a
General Business (B-4) District, the
Boston Redevelopment Authority recommends
denial as the proposed educational use
is not appropriate.



Board of Appeal Referrals

9/3/81.

Z-5326

Pal Oil Co., Inc.

24-26 Hichborn St., Brighton
near North Beacon St.

Hearing: 9/15/81.

2 1/2 story structure.

District(s):	apartment_____	general business_____	industrial I-2_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Erect three 9500 gallon fuel oil above ground storage tanks.

Violation(s):

Section

8-7 Outdoor storage of more than 15,000 gallons of flammable liquids
is forbidden in an I-2 District.

Area is primarily industrial. Petitioner operates an oil pollution control facility cleaning oil spills and fuel tanks. Proposed storage tanks enclosed by a four-foot high 48' x 25' concrete block containment wall would be used to separate recyclable oil from non-usable oil. Petitioner must appear before Public Safety Commission subsequent to Board of Appeal decision. Recommend approval with proviso.

VOTED: In reference to Petition Z-5326 brought by Pal Oil Co., Inc., 24-26 Hichborn Street, Brighton, for a forbidden use to erect three 9500 gallon fuel oil above ground storage tanks in an Industrial (I-2) District, the Boston Redevelopment Authority recommends approval provided petitioner complies with all fire and safety regulations. Area is primarily industrial. Petitioner operates an air pollution control facility cleaning oil spills and fuel tanks. Proposed storage tanks enclosed by a four foot high 48' x 25' concrete block containment wall would be used to separate recyclable oil from non-usable oil.



Board of Appeal Referrals

9/3/81.

Z-5329-5330

Suffolk University

St. James Development Corp. (Purchase

45-47 Mt. Vernon St., Boston

near Joy St.

Hearing: 9/15/81.

Two 4 1/2 story structures.

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Combine lots and change occupancy from schools
to 15 apartments.

Violation(s):

Section

15-1 Floor area ratio is excessive.

16-8 Height of building is excessive.

17-1 Open space is insufficient.

Renovations include additions of rear dormers. Roof decks and patios
will alleviate open space deficiency. Beacon Hill Architectural Commission
has approved exterior design. Civic Association indicates no opposition.

Recommend approval.

VOTED: In reference to Petition Z-5329-5330, brought
by Suffolk University, 45-47 Mt. Vernon Street,
Boston, for six variances to combine lots and
change occupancy from schools to fifteen apartments
in an Apartment (H-2-65) District, the Boston
Redevelopment Authority recommends approval.
Renovations include dormers, roof decks and patios.
Beacon Hill Architectural Commission has approved
exterior design. Civic Association indicates no
opposition.



Z-5329-30
45-47 MT VERNON ST.
(B.P.)

Board of Appeal Referrals

9/3/81.

Z-5333

Francis J. Mello
35 Brookley Road, Jamaica Plain
at Stedman St.

Hearing: 9/15/81.

Two-story structure - fuel terminal.

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-1</u>

Purpose: Install seven underground fuel oil storage tanks (155,420 gallons).

Violation(s):
Section

8-7 Outdoor storage of 267,400 gallons of flammable liquids is forbidden in an M-1 District.

Terminal which has existed at site seventeen years abuts commercial-industrial uses. Proposal would increase total of flammables to 267,400 gallons and prevent sudden inventory reduction due to increased capacity of retail oil trucks. Facility is the only inland terminal open weekends and holidays. Petitioner has indicated willingness to handle ABCD oil for Jamaica Plain - surrounding areas. Additional portable fire extinguisher will be provided in yard at request of abutters. Recommend approval.

VOTED: In reference to Petition Z-5333, brought by Francis J. Mello, 35 Brookley Road, Jamaica Plain, for a forbidden use to install seven underground fuel oil storage tanks in a manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval. Terminal which has existed at site seventeen years abuts commercial industrial uses. Proposal would prevent sudden inventory reduction due to increased capacity of retail oil trucks. Facility is the only inland terminal open weekends and holidays. Petitioner has indicated willingness to handle ABCD oil for Jamaica Plain - surrounding areas. Additional portable fire extinguisher will be provided in yard at request of abutters.



ARBORWAY

TERMINAL

PARKING

MTA
OFFICE BUILDING

PARKING

DIV. OF P.W.D.
BOSTON GARAGE

FRANKLIN

COVENANT
CONGREGATIONAL
CHURCH

OLEARY
WAY

DUNNING
WAY

CATENAC
WAY

HIGHWAY

JAMES B. SHEA
CIRCLE

Z-5333
35 BROOKLEY RD.
(J.P.)

FOREST

HILLS

ENTRANCE

DRIVE

BRIDGE

FOREST

MORTON

STREET

MORTON

81 85

87

89

93

THANKING

WALK

Board of Appeal Referrals

9/3/81.

Z-5337

Texaco USA

705 VFW Parkway, West Roxbury
at Corey Street

Hearing: 9/15/81.

Gas service station.

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family <u>S-.5</u>		manufacturing _____

Purpose: Install four 6000 gallon underground gasoline storage tanks.

Violation(s):
Section

9-1 Extension of a non-conforming use.

18-1 Front yard is insufficient.

New fiberglass tanks will replace four small obsolete tanks. Increased storage capacity from 10,000 to 24,000 gallons reduces bulk deliveries to four per month. Recommend approval with provisos.

VOTED: In reference to Petition Z-5337, brought by Texaco USA, 705 VFW Parkway, West Roxbury, for a conditional use and variance to install four 6000 gallon underground gasoline storage tanks in a single family (S-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation not be increased; that rear yard be cleaned; that facility comply with Board of Appeal guidelines for gas service stations; new fiberglass tanks will replace four small obsolete tanks. Increased storage capacity from 10,000 to 24,000 gallons reduces bulk deliveries to four per month.



Z-5337
705 V.E.W. PARKWAY
(W.R.)

Board of Appeal Referrals

9/3/81.

Z-5340

Maregan Manor Inc.

131 Hancock St., Dorchester
near Howe St.

Hearing: 9/15/81.

One-story structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Increase capacity of nursing home from 76
to 78 beds.

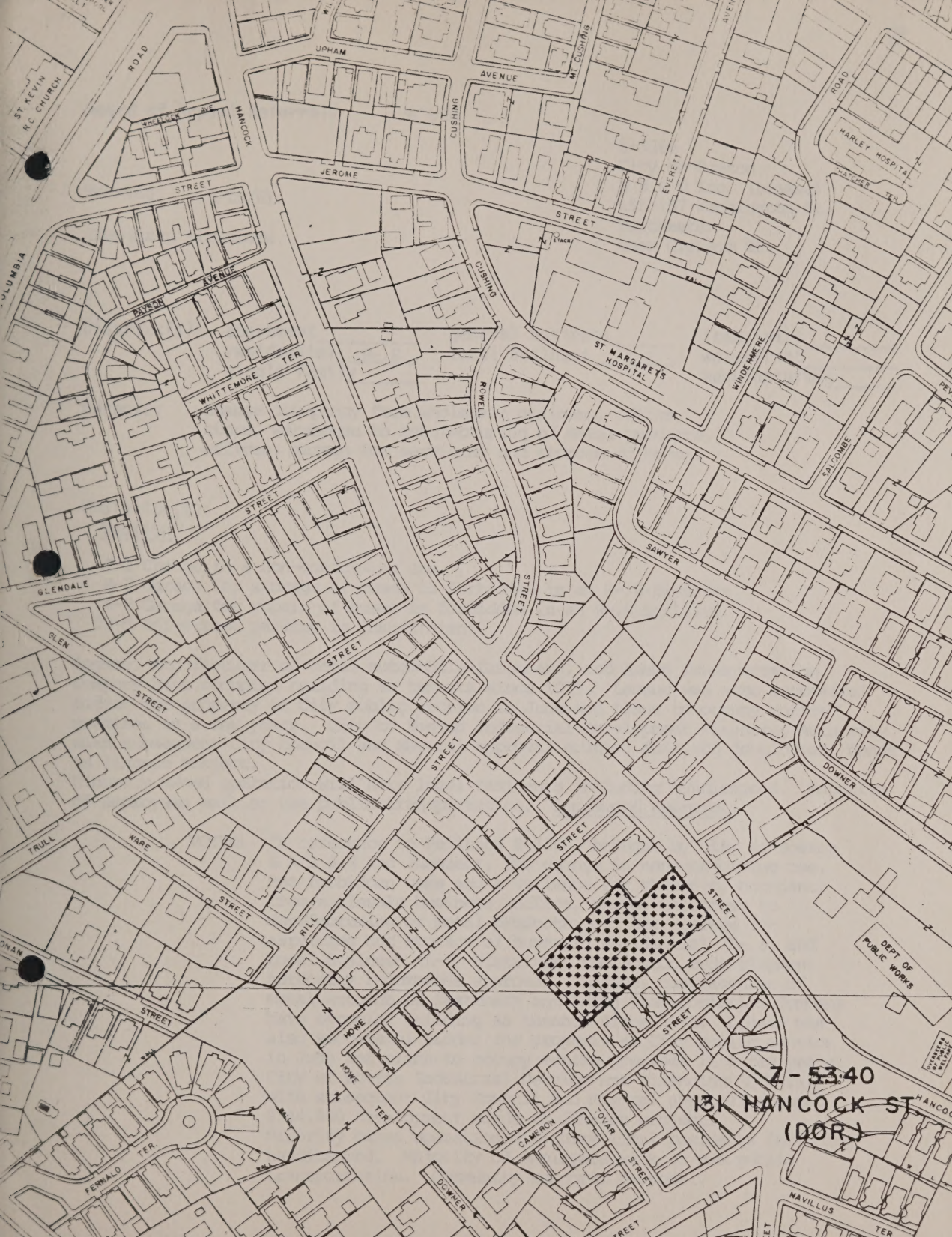
Violation(s):

Section

9-2 Change in a non-conforming use.

Extensive renovations have brought facility in compliance with Department of Public Health regulations. Additional two-bed capacity will not involve exterior alteration. Parking is provided. Abutters have no objections.
Recommend approval.

VOTED: In reference to Petition Z-5340 brought by Maregan Manor Inc. 131 Hancock St., Dorchester, for a change in a non-conforming use to increase capacity of nursing home from 76 to 78 beds in a residential (R-.8) District, the Boston Redevelopment Authority recommends approval. Extensive renovations have brought facility in compliance with Department of Public Health regulations. Additional two-bed capacity will not involve exterior alteration.



Z-5340
131 HANCOCK ST
(DOR.)

Board of Appeal Referrals

9/3/81

Hearing: 9/15/81.

One-story structure

Z-5365
City of Boston
A B & W Inc. (Lessee)
155-157 Washington St.
Dorchester
near Glenarm St.

District(s): apartment _____ general business _____ industrial _____
residential R-8 local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from wholesale business, office,
store, warehouse to manufacturing of metal products,
offices, garage for servicing and storage of buses.

Violation(s):
Section

- 9-2 Change in a non-conforming use.
- 8-7 Garage for storage of buses is forbidden in an R-.8 District.
- 8-7 Garage for repair of buses is forbidden in an R-.8 District.
- 23-5 Off-street parking is insufficient.

Lessee, manufacturer of metal automobile fasteners, and Adams Transportation Company have occupied building as tenants since 1975. Lessee was also successful bidder for property at City public auction in June and plans to occupy entire premises in a few years. City of Boston Industrial Development Financing Authority with subsequent City Council and Mayoral approval granted \$344,800 development bonds to finance project.

Minority owned operation will hire local residents including handicapped. Majority of employees walk or use public transportation. Recommend approval.

VOTED: In reference to Petition Z-5365, brought by City of Boston & A B & W Inc (Lessee), for change in non-conforming use, two forbidden uses and a variance for change of occupancy from wholesale business, office, store, warehouse to manufacturing of metal products, offices, garage for servicing and storage of buses in Residential (R-.8) and Local Business (L-1) Districts, the Boston Redevelopment Authority recommends approval. Lessee, manufacturer of metal automobile fasteners and Adams Transportation Company have occupied building as tenants since 1975. Lessee was also successful bidder for property at City public auction in June and plans to occupy entire premises in a few years. City of Boston Industrial Development Financing Authority with subsequent City Council and Mayoral approval granted \$344,800 development bonds to finance project. Minority owned operation will hire local residents including handicapped. Majority of employees walk or use public transportation. Community supports proposal.



Z-5365
155-57 WASHINGTON ST
(DOR.)

